

**ZONING AND PLATTING COMMISSISON SITE PLAN
CONDITIONAL USE PERMIT
REVIEW SHEET**

CASE NUMBER: SPC-2010-0162C **ZONING AND PLATTING COMMISSION
HEARING DATE:** April 5, 2011

PROJECT NAME: Harris Glen Commons Amenity

ADDRESS: 1427 Dexford Dr.

APPLICANT: Harris Glen Association, Inc. (Marilyn Childress)
11149 Research Blvd., Suite 100
Austin, TX 78759-5227
Phone #: 502-7509

AGENT: Holt Planners (David Holt)
P.O. Box 10903
Austin, TX 78766
Phone # 327-4660

CASE MANAGER: Cesar Zavala Phone: 974-3404
cesar.zavala@ci.austin.tx.us

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit to construct an amenity center with associated improvements. The site is zoned SF-2-CO with community recreational use, and the proposed amenity center and associated improvements require approval by the Zoning and Platting Commission. The amenity center will consist of a board room, restrooms, swimming pool, ball court, parking, and associated improvements.

WAIVER REQUESTS:

The applicant is requesting a waiver to allow an intense recreational use within 50 feet or less from a lot with SF-5 or more restrictive zoning. [LDC 25-2-1067(F)(1)] The applicant is also requesting a waiver to allow a parking area and driveway within 25 feet from a property zoned SF-5 or more restrictive zoning. [LDC 25-2-1067(G)]

The swimming pool and ball court are within 50 feet from the northeast and south compatibility setbacks. The proposed swimming pool will be within 15 feet from the northeast property line with the neighboring northeast lot zoned SF-2. The proposed ball court will be within 12 feet from the south property line and the south property zoned SF-2. The recreational use is triggering compatibility with the northeast and south neighboring properties zoned SF-2. Both properties to the northeast and south of this site are zoned SF-2 and contain drainage channels in the floodplain.

A parking area and driveway waiver is also requested from the required 25 foot parking area or driveway setback from a property zoned SF-5 or more restrictive. The parking and driveway are triggering compatibility with the northwest and west properties zoned SF-2. The parking area for the proposed amenity center will be within 25 feet from the west compatibility setback. Parking spaces are proposed within 5 feet from property zoned SF-2. The driveway will be within 25 feet of the northwest and west compatibility setbacks. The driveway for the site will be 5 feet from properties zoned SF-2. The parking

area and driveway require a waiver from the Commission to allow the parking area and driveway to be within the 25 foot setback.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit for the amenity center and associated improvements in SF-2 zoning with the intense recreational use waivers, and the parking and driveway setback waiver.

The proposed amenity center is within SF-2 zoning and is neighbored by property zoned SF-2 to the north, west, south, and northeast of this site. The property is also neighbored to the east/southeast by DR zoning. The property to the northwest and west contains single family uses. The property to the south, southeast and northeast of this site contains drainage channels and a pond. The proposed amenity center will serve the Harris Glen Association and consist of a board room, restrooms, swimming pool, ball court, parking, and associated improvements on 0.835 acres

Staff recommends the intense recreational use waiver because the swimming pool will be within 15 from the northeast property line and the ball court will be 12 feet from the south property line. The property to the northeast of this site is a vacant lot that contains a drainage channel that is in the floodplain. The lot to the south of this site also contains a drainage channel that is in the floodplain. Both the neighboring northeast and south properties do not contain residential structures within 50 of the swimming pool or ball court.

The parking area and driveway waiver is also recommended. The parking area will have a 5 foot setback from the west neighboring SF-2 zoned properties, and the property line has an existing fence that will screen the parking from the residential uses. The parking spaces will be at least 50 feet from the residential structures located to the west of this site. The driveway will have a 5 foot setback from the neighboring lots and there is an existing fence that will screen the use from the residential uses. The site received a Board of Adjustment variance on December 14, 2009 to decrease the minimum off-street parking to 10 spaces for the community recreation use. The use of the amenity center will be limited to the Harris Glen Association, and the association will be encouraging its member to use alternative means of transportation when visiting the amenity center.

The site plan complies with all requirements of the Land Development Code. All other compatibility standards are met.

PROJECT INFORMATION:

ZONING: SF-2

ACRAGE: 0.838 (36,372 sq. ft.)

ALLOWED:

MAX. BLDG. CVRG: 40%

MAX. HEIGHT: 25 ft.

MAX. IMP. CVRG: 45%

FAR ALLOWED: n/a

EXIST. USE: vacant

REQUIRED PARKING: 10 spaces

PROPOSED:

BLDG. CVRG: 3.28%

HEIGHT: 1 story (12'10" ft.)

IMPERV. CVRG.: 39%

FAR: .025:1

PROPOSED USE: community recreation (private)

PROPOSED PARKING: 10 spaces

COMPATIBILITY:

The intense recreation use is triggering compatibility with the SF-2 zoning to the northeast and south of this site. The lots to the northeast and south of this site are zoned SF-2 are in the floodplain and contain drainage channels. The lot to the northeast is undeveloped and contains a drainage channel and drainage easements, and is followed by Harris Ridge Phase 2 Section 1 subdivision. The lot to the south of this site is also zoned SF-2, is 40 feet wide, in the floodplain, and contains a drainage channel. The lot to the south of this site is followed by Harris Ridge Phase 3 Section 2, with the closest residential structure approximately 50 feet from the proposed site. The proposed board room, restrooms and swimming pool area will be fenced to provide a perimeter and screening for this area.

The parking area and driveway are triggering compatibility with the SF-2 zoned lots to the northwest and west of this site. The proposed parking spaces will be 5 feet from the west properties zoned SF-2. The lots to the west of the site contain existing residential structures that are at least 50 feet from the abutting property line, and the lots are bounded by fences that will serve to screen the parking spaces. The driveway will have a 5 foot setback from the northwest and west neighboring lots, and there is existing fencing to provide screening from property zoned SF-2 and residential uses.

All other compatibility setbacks and standards are met.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	SF-2	Community Recreation (Private)
<i>North</i>	SF-2	Undeveloped with drainage channel and easements
<i>South</i>	SF-2	Undeveloped with drainage channel, then residential use
<i>East</i>	DR	Undeveloped with drainage channel and detention pond, then Dessau Elementary & Middle Schools (Pflugerville I.S.D)
<i>West</i>	SF-2	Single Family residence

STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Dexford Dr.	50 ft	30 ft	Local

NEIGHBORHOOD ORGNIZATIONS:

- Austin Monorail Project
- Austin Parks Foundation
- Harris Glen Homeowners Association
- Harris Ridge Phase IV
- Home Builders Association of Greater Austin
- Homeless Neighborhood Organization
- League of Bicycling Voters
- North Growth Corridor Alliance
- Pflugerville Independent School District
- Sierra Club Regional Group
- Tech Ridge Association
- The Real Estate Council of Austin, Inc.

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

The following evaluation is included to provide staff's position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code (EVALUATION OF CONDITIONAL USE SITE PLAN) states:

A. The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

B. A conditional use site plan must:

- 1. **Comply with the requirements of this title;**
Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.
- 2. **Comply with the objectives and purposes of the zoning district;**
Staff Response: This application is related to the existing use and complies with the objectives and purposes of the zoning district. The amenity center will serve the use of members of the Harris Glen Neighborhood Association.
- 3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;**
Staff Response: The site plan will comply with all requirements of the zoning districts. In addition, the existing site complies with building setback, height, and compatibility screening requirements for compatibility standards. The proposed amenity center is more than 50 feet from existing single-family residences.
- 4. **Provide adequate and convenient off-street parking and loading facilities; and**
Staff Response: The site was granted a Board of Adjustment waiver to provide 10 off-street parking spaces in December 2009 and use of the amenity center is limited to member of the Harris Glen Association.
- 5. **Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**
Staff Response: The site plan will comply with all requirements of the Land Development Code including Compatibility Standards, and reasonably protects the health, safety, and welfare of persons and property.

C. In addition, a conditional use site plan may not:

- 6. **More adversely affect an adjoining site than would a permitted use;**
The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
- 7. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**
Staff Response: The proposed amenity center will only serve the Harris Glen Neighborhood Association and should not inconvenience vehicular or pedestrian circulation.

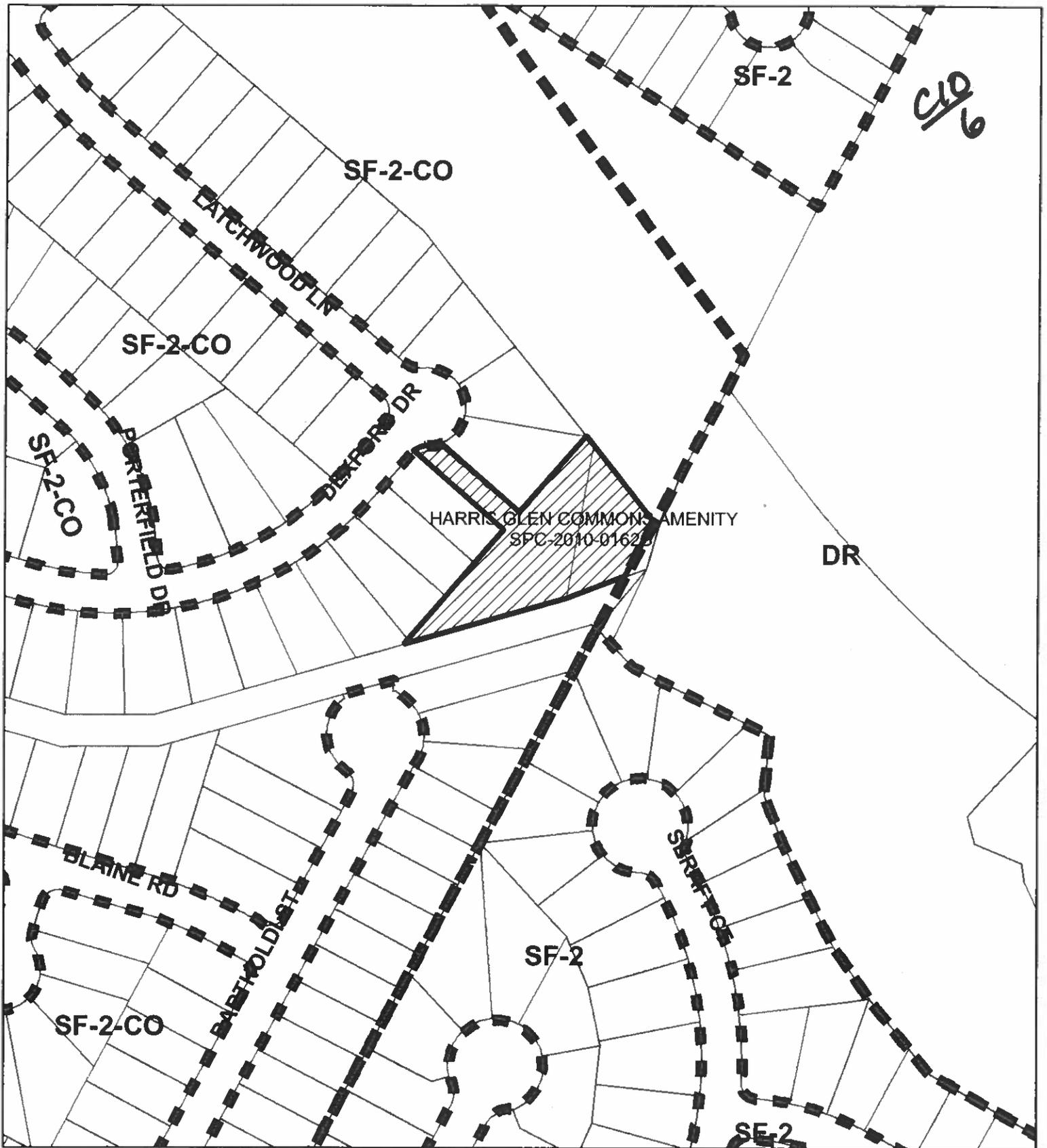
8. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign. Staff Response: No signage or lighting is proposed that would affect adjacent properties or traffic control. All signs will comply with the Land Development Code. Compatibility notes are required on the plans to regulate lighting to shield the adjacent property from adverse effects.

D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

In addition, Sec. **25-5-146 (CONDITIONS OF APPROVAL)** states:

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.



-  SUBJECT TRACT
-  ZONING BOUNDARY

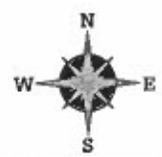
OPERATOR: C. ZAVALA

CASE#: SPC-2010-0162C
 ADDRESS: HARRIS GLEN COMMONS AMENITY
 PROJECT: 1427 DEXFORD
 GRID: N33
 MANAGER: CESAR ZAVALA

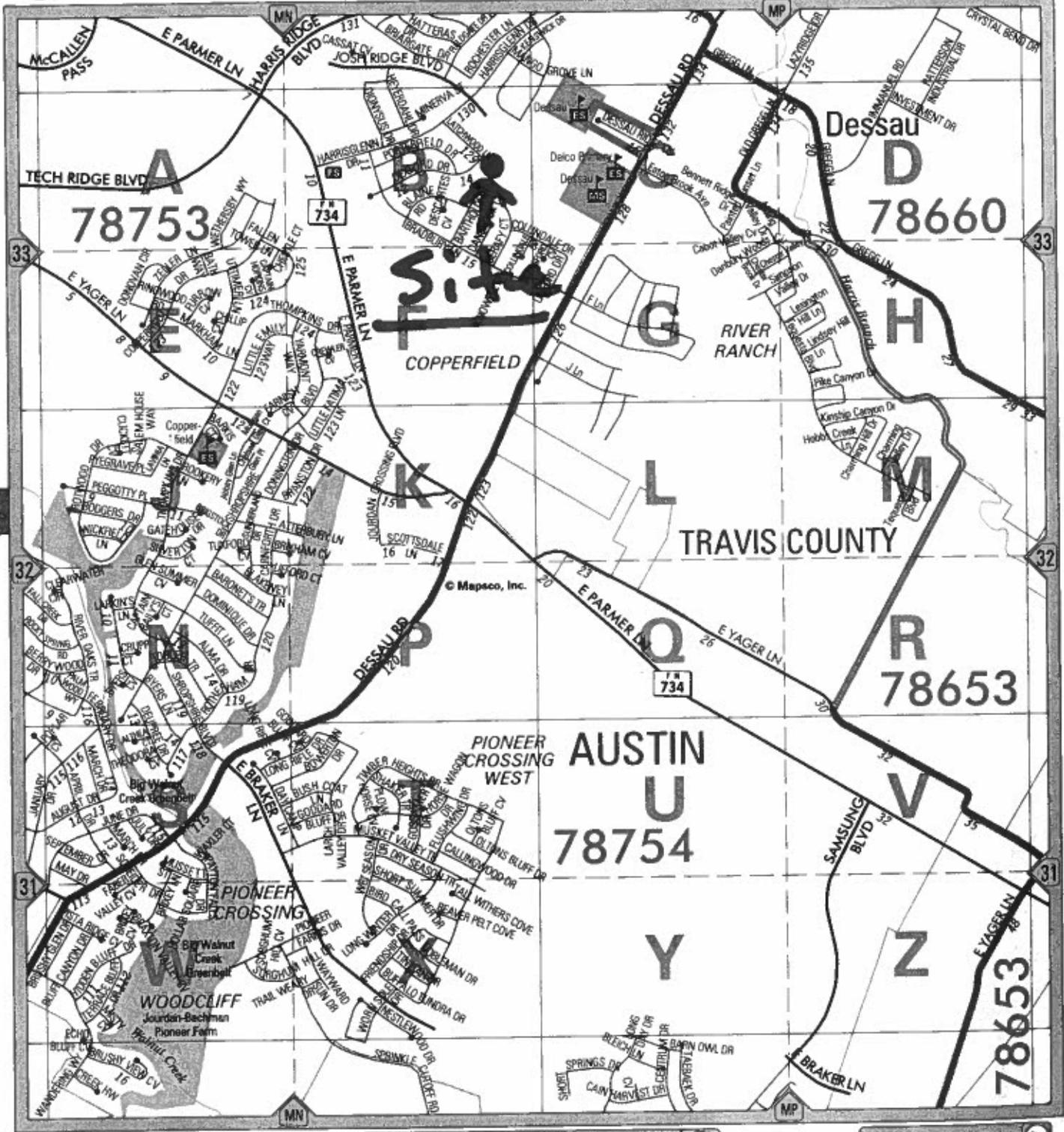


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CONTINUED ON MAP 467



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INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
http://www.amlegal.com/austin_tx/.

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2010-0162C
Contact: Cesar Zavala, (512) 974-3404 or
Elsa Garza, (512) 974-2308

- I am in favor I object
 I meet the requirements for and request to be considered a party.

Name (please print)
Aniceto Diaz

Address(es) affected by this application (Street, City, ZIP Code)
1425 Dextford Dr. Austin, TX 78753

Mailing address (Street, City, ZIP Code)
1425 Dextford Dr. Austin, TX 78753

Signature: Aniceto Diaz Date: 7-21-2010

Comments: _____

Mail comment forms to:
City of Austin
Planning and Development Review Department
Attn: Cesar Zavala
P. O. Box 1088
Austin, TX 78767-1088

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Elsa Garza, (512) 974-2308

I am in favor I object
 I meet the requirements for and request to be an interested party

Name (please print) Dustin & Kerri Renner

Address(es) affected by this application (Street, City, ZIP Code) 19949 Lakehewood Ln Austin, TX 78753

Mailing address (Street, City, ZIP Code) SAME

Signature [Handwritten Signature] Date 03/15/10

Comments: My only comment is that I wish they would hurry up and get it done.

Mail comment forms to:
City of Austin
Planning and Development Review Department
Attn: Cesar Zavala
P. O. Box 1088
Austin, TX 78767-1088